

UTILITY DISCLAIMER

THE UNDERGROUND UTILITIES HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM THE INFORMATION AVAILABLE. THIS SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.

DC BENCHMARK

TOP OF NORTHWEST CORNER
1ST CONCRETE STEP #470 K ST. NW
MAP NO. 9-26
ELEVATION: 52.62

UTILITY COMPANIES

POTOMAC ELECTRIC POWER CO.
701 9th STREET, N.W.
WASHINGTON D.C. 20068
202-331-6237

GAS SERVICE
WASHINGTON GAS COMPANY
6801 INDUSTRIAL RD
SPRINGFIELD VA 22151
703-750-1000

TELEPHONE SERVICE
VERIZON
3901 CALVERTON BOULEVARD
BELTSVILLE, MD. 20705
301-595-6052

SEWER & WATER SERVICE
D.C. WATER & SEWER AUTHORITY
5000 OVERLOOK AVE. S.W.
WASHINGTON, D.C. 20032
202-645-7651

UTILITIES LEGEND

- ⊙ STORM DRAIN MANHOLE
⊙ SEWER MANHOLE
⊙ PEPCO MANHOLE
⊙ WATER MANHOLE

F/HYD

⊙ FIRE HYDRANT

WM

⊙ WATER METER

WV

⊙ WATER VALVE

GV

⊙ GAS VALVE

GM

⊙ GAS METER

EM

⊙ ELECTRIC METER

CO

⊙ CLEAN OUT

—E— ELECTRIC POWER LINE

—OH— OVERHEAD WIRE

—T— TELEPHONE LINE

—G— GAS LINE

—S— SEWER LINE

—SD— STORM DRAIN

—W— WATER LINE

PP

⊙ PEPCO POWER POLE

UP

⊙ UTILITY POLE

TP

⊙ TELEPHONE POLE

LP

⊙ PEPCO LIGHT POLE

PS

⊙ PARKING SIGN

TS

⊙ TRAFFIC SIGN

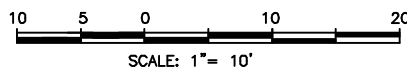
ST

⊙ STOP SIGN

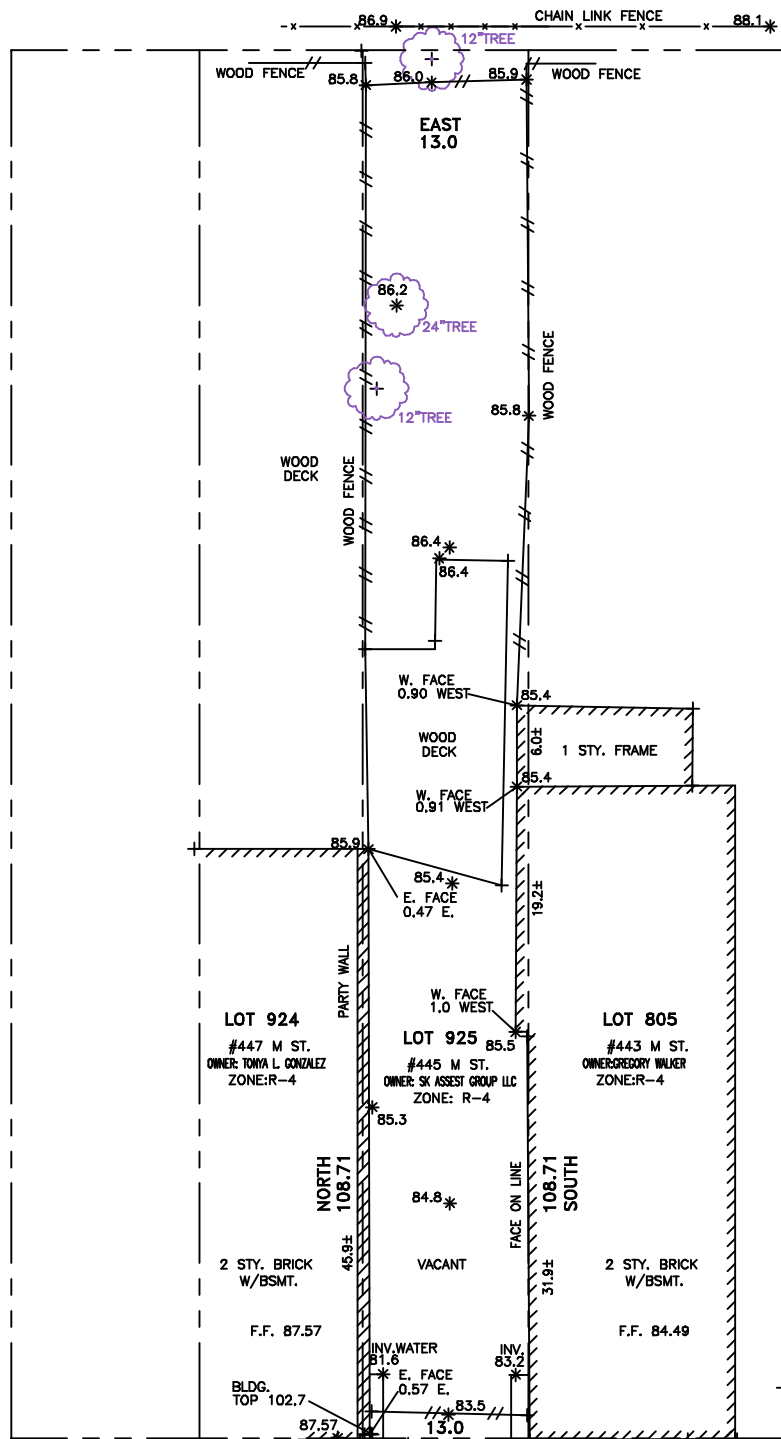
LEGEND

- X— WOOD FENCE
—X— CHAINLINK FENCE
—X— IRON RAIL FENCE
—X— GATE

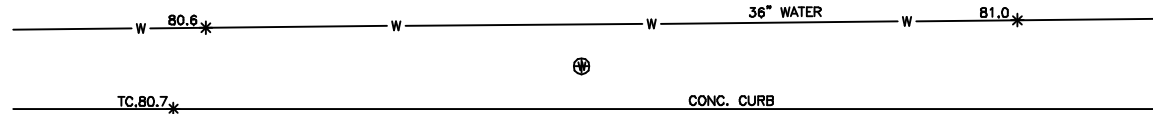
Node #	North	East	Elev	Descrip
1	5000.0000	5000.0000	81.32	ce fd
2	5000.0000	4757.1200	81.32	fly
3	4999.9956	4738.2501	81.32	ce set
4	4999.9954	4725.2501	81.22	ce set
5	4997.7912	4732.1813	81.28	fly
6	5088.9252	4731.3434	86.37	fly



LOT 954



M STREET, 80' R.O.W. N.W.



GENERAL NOTES:

- TOTAL AREA OF PROPERTY BY RECORD 1,413 S.F.
- APPROXIMATE AREA OF BUILDING FOOTPRINT -0- S.F.
- FLOOD ZONE DESIGNATION "C" MINIMAL HAZARD
FEMA INSURANCE MAP PANEL No. 110001 0020B
- PROPERTY IS ZONED R-4, A RESIDENTIAL ZONE AS PER CURRENT AVAILABLE
ZONING MAP OF THE DISTRICT OF COLUMBIA.
- TOTAL NUMBER OF PARKING SPACES ON SITE = 0
- PROPERTY MEASURED DIMENSIONS ARE SUBJECT TO THE MODIFICATIONS AND/ OR
VERIFICATION BY THE OFFICE OF THE SURVEYOR OF THE DISTRICT OF COLUMBIA.

ZONING REQUIREMENT:

HEIGHT OF BUILDING ALLOWED	40 FEET/ STORIES-3
FLOOR AREA RATIO MAXIMUM ALLOWED	NONE PRESCRIBED
PERCENTAGE OF LOT OCCUPANCY ALLOWED	60% FOR ROW DWELLING, FLAT, CHURCH
PERCENTAGE OF LOT OCCUPANCY ALLOWED	FOR CONVERSION TO MULTIPLE DWELLING- NONE PRESCRIBED
PERCENTAGE OF LOT OCCUPANCY ALLOWED	40% ALL STRUCTURE

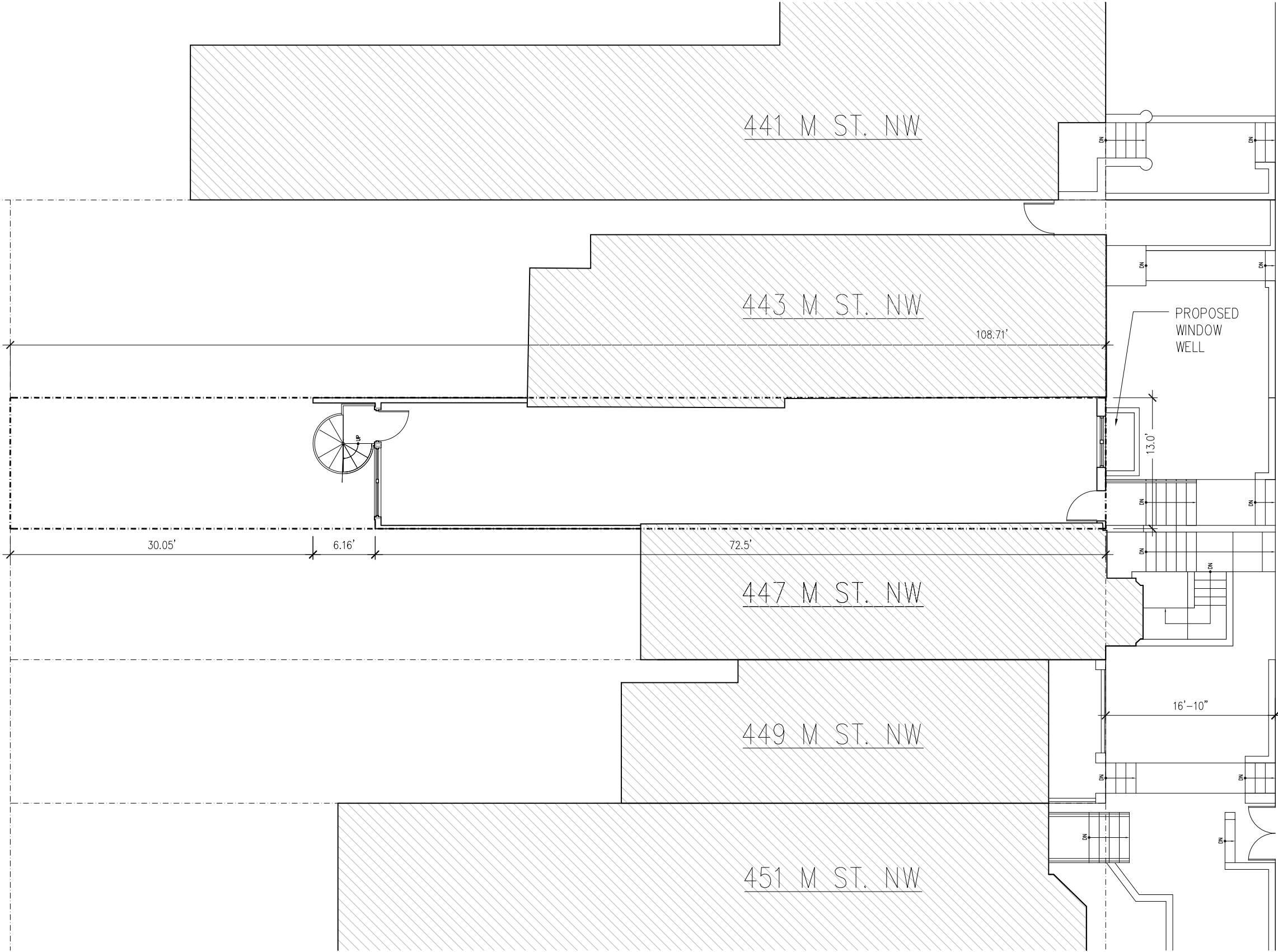
FRONT YARD MINIMUM	NONE REQUIRED
SIDE YARD MINIMUM	NONE REQUIRED, IF PROVIDED, IT SHALL BE AT LEAST THREE INCHES (3 IN.) WIDE PER FOOT OF HEIGHT OF BUILDING, BUT NOT LESS THEN EIGHT FEET (8 FT.) WIDE.
REAR YARD MINIMUM DEPTH	20 FEET

CHECK WITH CURRENT ZONING REQUIREMENT OF DISTRICT OF COLUMBIA.

EXISTING CONDITION & BOUNDARY SURVEY
LOT 925 SQUARE 513
WASHINGTON, DC.

DATE 12-25-13
SHEET 1
Board of Zoning Adjustment
District of Columbia
Case No. 19161
EXHIBIT 1-87T

FILE NAME: 13-187T.dwg



PROJECT DATA

ADDRESS: 445 M ST. NW WASHINGTON, DC

LOT: 925 , SQUARE: 513
ZONE: R-4

LOT AREA: 1413.2 SF

THREE STORY ROW DWELLING - TWO FAMILY

EXISTING LOT COVERAGE: 0%
PROPOSED LOT COVERAGE: 70%
EXISTING REAR YARD: N/A
PROPOSED REAR YARD: 30.05'
EXISTING SIDE YARD: N/A
PROPOSED SIDE YARD: N/A
EXISTING STORIES: N/A
PROPOSED STORIES: THREE PLUS CELLAR
EXISTING HEIGHT: N/A
PROPOSED HEIGHT: 37.8'
MAX. BY-RIGHT HEIGHT: 35'

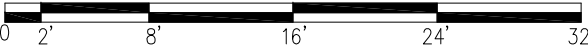
PROJECT DESCRIPTION: THIS PROJECT IS THE CONSTRUCTION OF A NEW THREE STORY PLUS BASEMENT, TWO-FAMILY ROWHOUSE ON AN EXISTING VACANT LOT. THE ROWHOUSE WILL BE COMPRISED OF TWO, TWO-STORY UNITS. DOCUMENTATION THAT A ROWHOUSE EXISTED ON THE LOT PRIOR TO MAY 12, 1958 WAS FOUND AND WILL BE INCLUDED IN THE PERMIT SUBMISSION DOCUMENTS.



M STREET NW

SITE PLAN

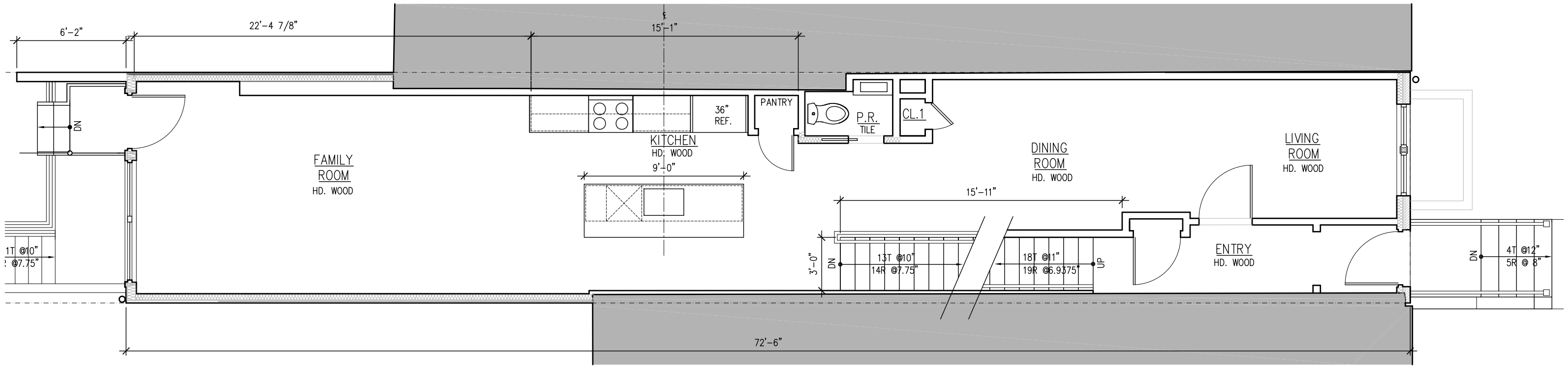
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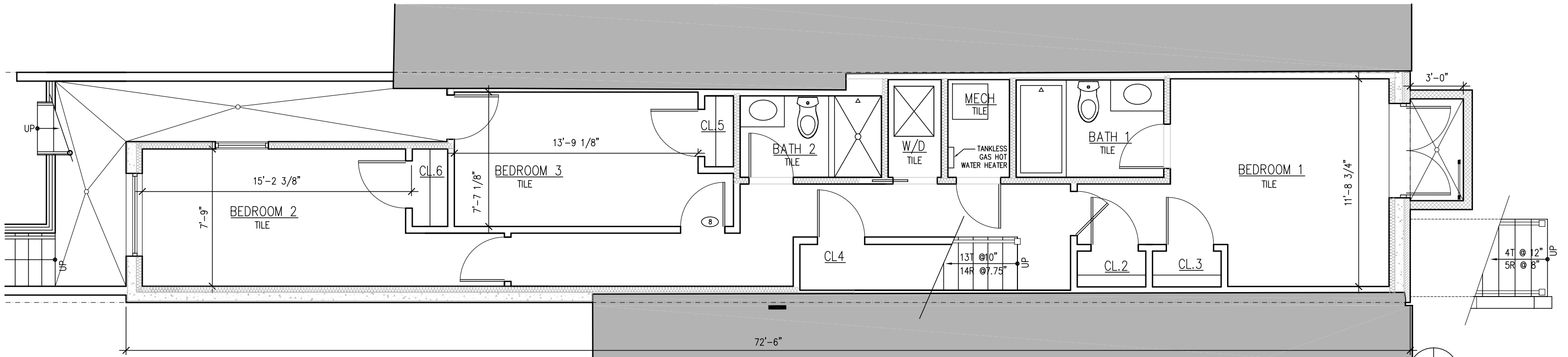


EXISTING STREET VIEW OF LOT

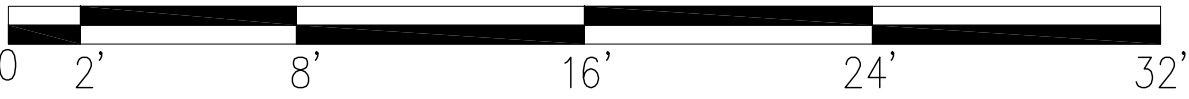


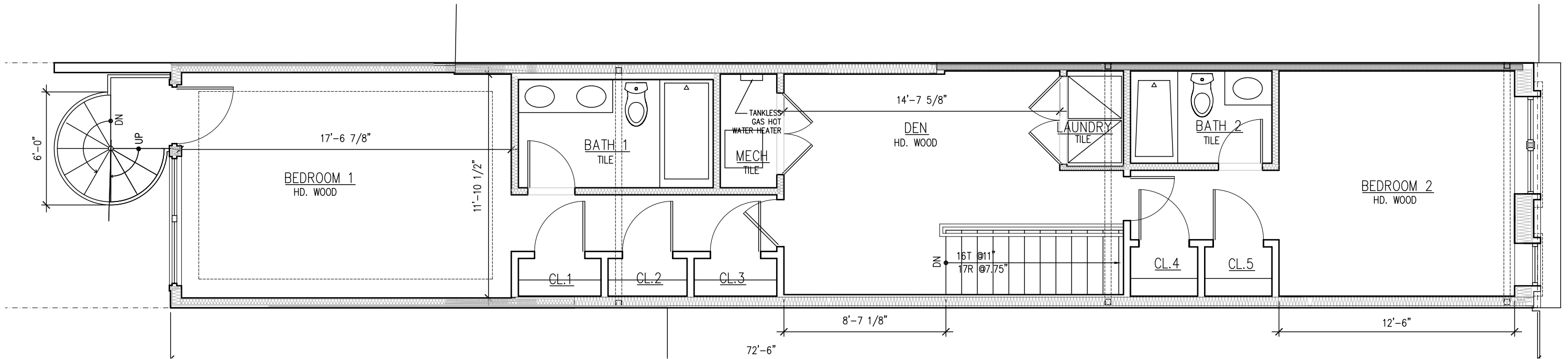


UNIT ONE - FIRST FLOOR
 Scale: 3/16" = 1'-0"



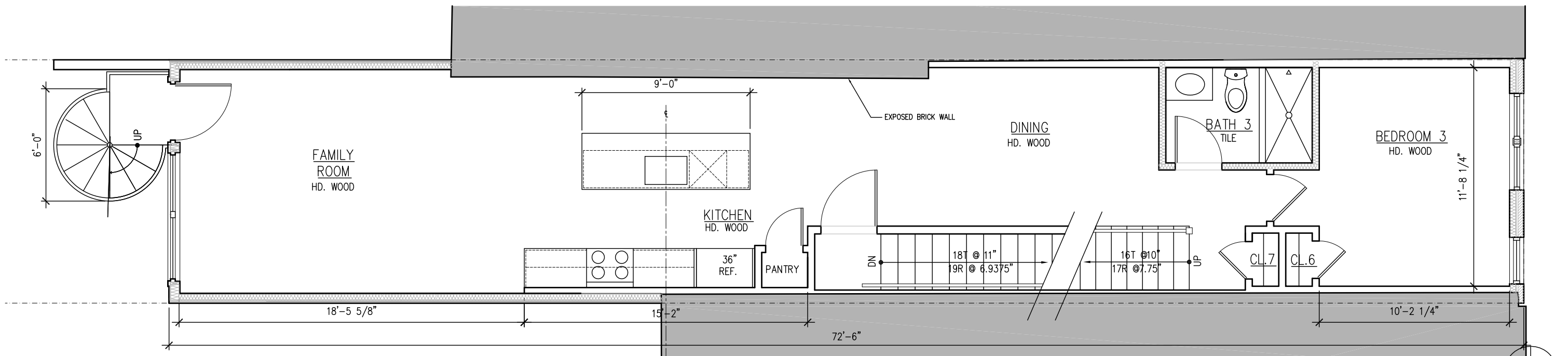
UNIT ONE - BASEMENT
 Scale: 3/16" = 1'-0"





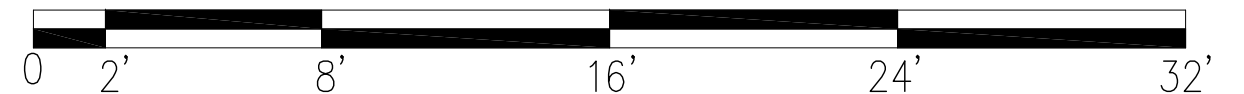
UNIT TWO - THIRD FLOOR

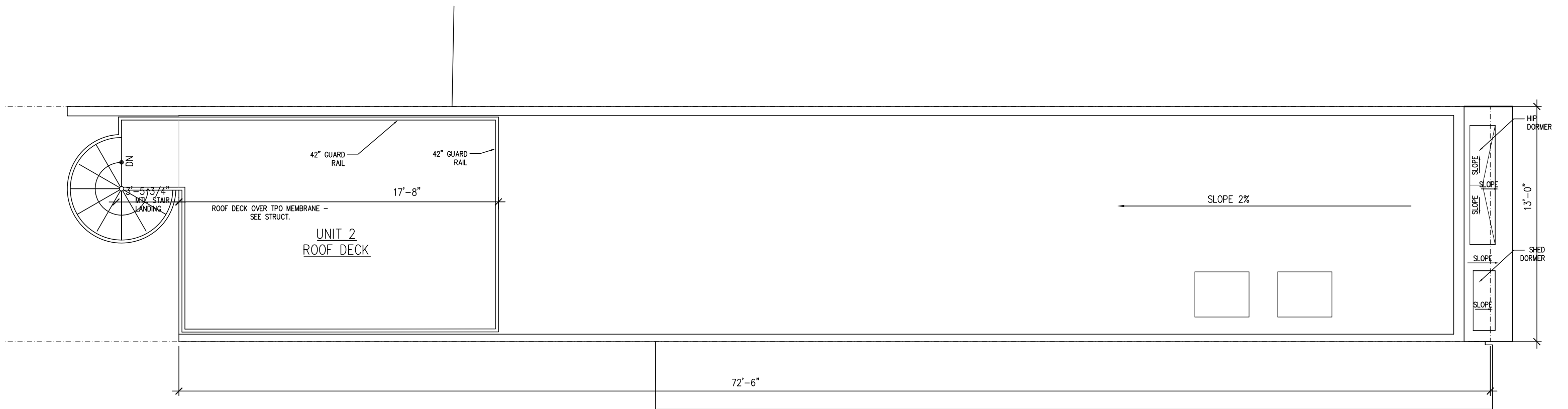
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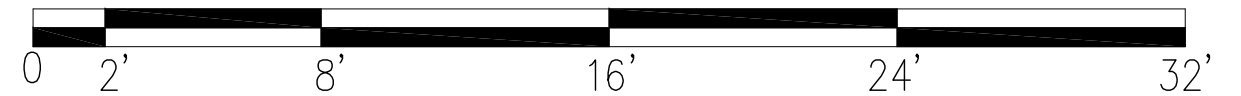
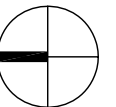
UNIT TWO - SECOND FLOOR

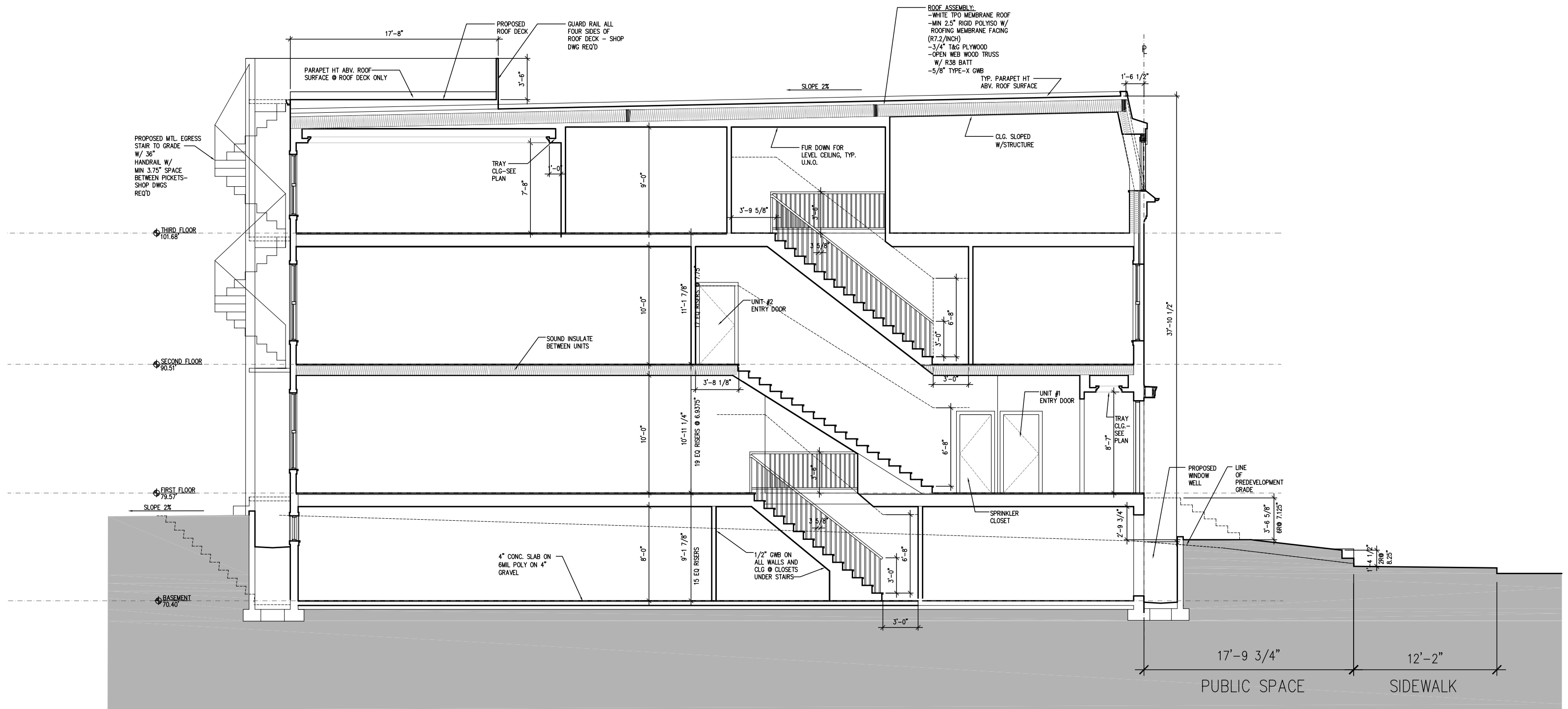
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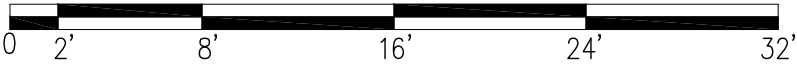
ROOF PLAN
Scale: 3/16" = 1'-0"





SCHEMATIC SECTION

Scale: 1/8" = 1'-0"



DISTRICT OF COLUMBIA GOVERNMENT
OFFICE OF THE SURVEYOR

Washington, D.C., February 4, 2014

Plat for Building Permit of: SQUARE 513 LOT 925

Scale: 1 inch = 20 feet Recorded in A&T Book Page 2392

Receipt No. 14-02481

Furnished to: LACY BRITTINGHAM

Surveyor, D.C.

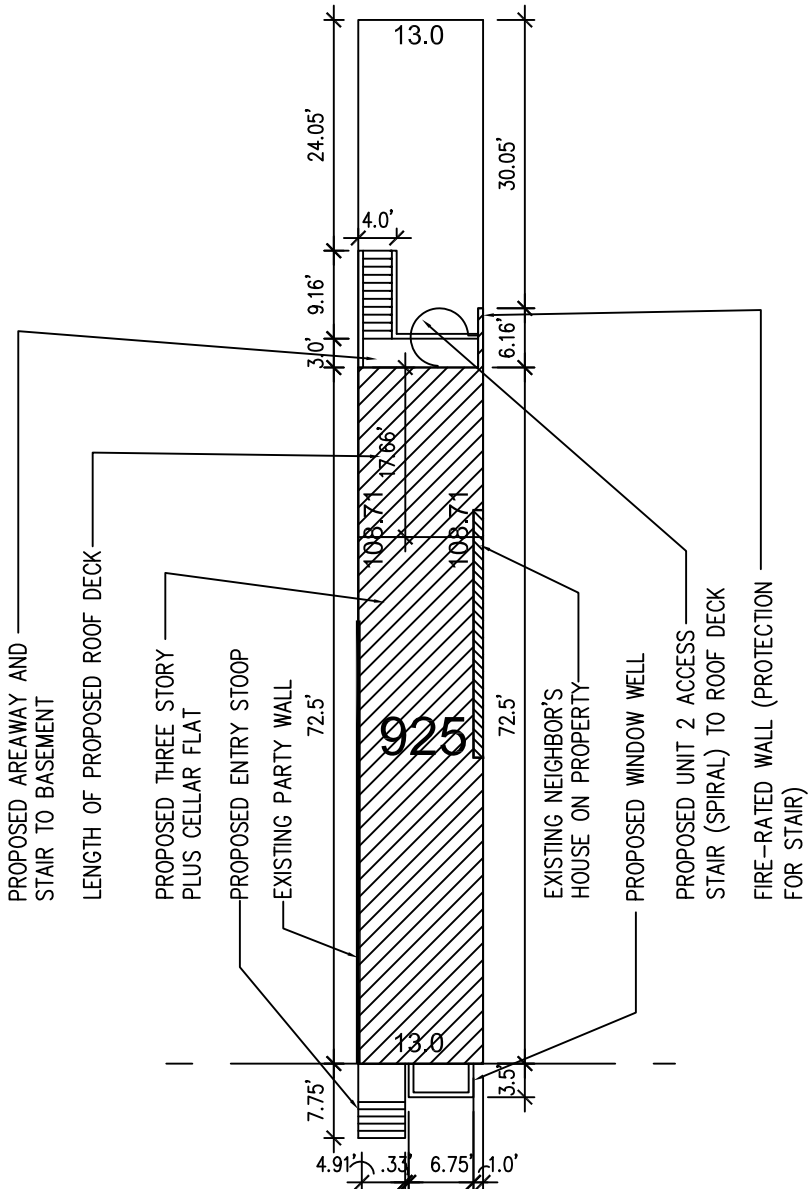
By: A.S.

I hereby certify that all existing improvements shown thereon, are completely dimensioned, and are correctly platted; that all proposed buildings or construction, or parts thereof, including covered porches, are correctly dimensioned and platted and agree with plans accompanying the application; that the foundation plans as shown hereon is drawn, and dimensioned accurately to the same scale as the property lines shown on this plat; and that by reason of the proposed improvements to be erected as shown hereon the size of any adjoining Lot or premises is not decreased to an area less than is required by the Zoning Regulations for light and ventilation; and it is further certified that all Lot divisions or combinations pending at the Office of Tax & Revenue are correctly depicted, and it is further certified and agreed that accessible parking area where required by the Zoning Regulations will be reserved in accordance with the Zoning Regulations, and that this area has been correctly drawn and dimensioned hereon. It is further agreed that the elevation of the accessible parking area with respect to the Highway Department approved curb and alley grade will not result in a rate of grade along centerline of driveway at any point on private property in excess of 20% for single-family dwellings or flats, or in excess of 12% at any point for other buildings. (The policy of the Highway Department permits a maximum driveway grade of 12% across the public parking and private restricted property.) Owner/Agent shall indemnify, defend, and hold the District, its officers, employees and agents harmless from and against any and all losses, costs, claims, damages, liabilities, and causes of action (including reasonable attorneys' fees and court costs) arising out of death of or injury to any person or damage to any property occurring on or adjacent to the Property and directly or indirectly caused by any acts done thereon or any acts or omissions of Owner/Agent; provided however, that the foregoing indemnity shall not apply to any losses, costs, claims, damages, liabilities, and causes of action due solely to the gross negligence or willful misconduct of District or its officers, employees or agents.

Date: _____

(Signature of owner or his authorized agent)

NOTE: Data shown for Assessment and Taxation Lots or Parcels are in accordance with the records of the Department of Finance and Revenue, Assessment Administration, and do not necessarily agree with deed description.



M STREET, N.W.